

Minutes

County of San Diego - Alpine Community Planning Group

P.O. Box 819
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REGULAR MEETING MINUTES

Thursday, November 18, 2010, 6:05 P.M.
Alpine Community Center
1830 Alpine Boulevard, Alpine, CA 91901

I. Roll Call of Members

Present: Richard Saldano	George Barnett	Cory Kill
Kippy Thomas	Jim Easterling	William Lepetri
Robbie Faulkner	Travis Lyon	Scott Tuchman
Greg Fox	Jennifer Martinez	

Excused Absence: Brad Bailey, Roger Garay,

Absent: John Hood, Dana Zeno

- II. The Minutes for the Meeting October 28, 2010 were approved by the members present. Motion made by Scott Tuchman second by George Barnett

III. Open Discussion

Mr. Lou Russo did not speak, but passed out a fact sheet on Cleanup Planned for Soil Contamination at the Proposed New High School No.12 (Area J-Lazy A Ranch)

IV. Prioritization of this Meetings Agenda Items

Greg made a motion to cancel December 16, 2010 meeting and have a special meeting on December 1, 2010 at 6:00 p.m. Mr. Long would like to present the streetscape plan for Alpine Blvd. as soon as possible. Jim second the motion.

All in favor 11 with 4 absent. Motion passes.

Organized / Special Presentations:

1. There will be a representative from Clearwire Barber Mountain Wireless Telecommunication (Verizon) making a presentation regarding **Major Use permit P10-029, located at 3440 Barrett View in Alpine**. This permit is to authorize the construction, operation and maintenance of an unmanned wireless Telecommunication facility. The project would consist of a **40-foot Mono Pine Tree** with twelve panel antennas and one directional antenna on the east side of an existing residence and a separate equipment enclosure. **This will require discussion and feedback for the County.**

- A. **Ted Marionceili stated that he is actually from Verizon wireless not Clearwire. He also stated that they would ultimately like a 40 ft monopine, but county wants only a 35 ft. He said they have to have at least 37 ft. The county would also like the monopine to be changed to a Eucalyptus tree.**

Jim motioned to approve the cell site with the height at 40 ft and a Eucalyptus tree. Motion was second by Scott.

	Y	N	Abstain	Absent		Y	N	Abstain	Absent
Brad Bailey				X	Cory Kill	X			
George Barnett	X				William Lepetri	X			
Jim Easterling	X				Travis Lyon	X			
Robie Faulkner	X				Jennifer Martinez	X			
Greg Fox	X				Richard Saldano	X			
Roger Garay				X	Kippy Thomas	X			
John Hood				X	Scott Tuchman	X			
					Dana Zeno				X

Motion passes with 11 yes and 4 absent

2. Bob Citrano, from the County of San Diego Department of Public Land Use, will be making a presentation regarding the General Plan Update and proposals to issues that have been brought up prior to the County Board of Supervisors approving the General Plan Update for Alpine and the County. **This will require a discussion and letter of support or changes.**

- A. **Mr. Citrano informed us that on December 8th there will be another Board of Supervisor meeting to hear public testimony on the General plan update. He reminded the Alpine Planning Group that as we recommend changes to the General Plan Update to keep in mind that any changes that may require another EIR may delay the process. Mr. Citrano wanted to get input from the Alpine Planning Group before the December 8th meeting with**

the Board of Supervisors. Mr. Citrano previously met with Greg, Richard and John of the Alpine Planning Group and they brought up their concerns with the General Plan update. The concerns were, the area across from the proposed high school is noted as medium industrial which means that propane tanks and other hazardous material could be right across the street from children. Mr. Citrano stated that though this is a concern we could, as a group, restrict what goes into the medium industrial area. There was also a concern about the Silver property designation and thought maybe it could be changed to mixed use. Mr. Citrano stated that the staff will not take anything to Board of Supervisors anymore and that now they would like Alpine's opinion. Another recommendation by Greg, Richard and John was to change the areas next to the high school into single family. Mr. Citrano stated that the Forest Conservation Initiative (FCI) will revert back to one dwelling unit per 4, 8 or 20 acres. He presented a map to us, but will send out information next month to the Alpine Planning Group on the FCI. The advisory group on FCI land consists of three planning group members, three property owners and Viejas. Mr. Citrano also stated that for any changes to the general plan we should get the property owners input.

Speaker went over time limit and Greg Fox extended his time.

Speakers:

Sharon Haven – She was speaking on behalf of the Campbells and Augustyn. She would like to see 2.9 acres per dwelling for housing on these properties east of the new proposed high school. One of the properties extends into the forest land and she would like to see that area also be available for housing.

Adrian Kruso- spoke on the property 2400 Alpine Blvd. – Silver property. He is the son and attended the Oct. 20th and Nov. 10th Board of Supervisors meeting. He is opposed to the zoning of the property being village residential in the General Plan Update. Parcel has been used as commercial since the first owner. They would like to keep it commercial in order to later put some resale shops in. Greg and Richard both spoke to Mr. Kruso about their idea to change that area into Village core mixed use to allow the property owners more options.

Diane Crandall- also spoke on the property 2400 Alpine Blvd. – daughter of the Silvers. She stated that it has been general commercial since 1972 and they do not want to change it to mixed use because of the restrictions. She is asking the Alpine Planning Group to ask the Board of Supervisors to change their property back to general commercial. Richard mentioned that they have a wetland running through their property and that general commercial may actually harm future building opportunities. He mentioned that she may want to go back and read the verbage word for word on the difference between general commercial and mixed use.

Al Haven- noted that the General Plan update had areas in it that are already built up. He also mentioned that the city did nothing to improve the bridge, referring to the traffic over Tavern Road bridge, and that nothing can be done until the bridge is improved. He mentioned that he would like to see the South side area between the two ramps to be used in the General Plan update.

Lisa Haws- mentioned that the FCI map given to the group was not shown to the property owners. She would like us to respect what the property owners decide regarding the FCI.

Mark Turvey- referred to the area across from the high school. He mentioned that we should keep it as medium industrial as those parcels are important to contractors. He also mentioned the fees on industrial properties are only in the \$5-\$7 dollar range whereas it is \$40 for commercial

Jim motioned to move ahead with the general plan update with recommended changes. George seconds the motion

	Y	N	Abstain	Absent		Y	N	Abstain	Absent
Brad Bailey				X	Cory Kill	X			
George Barnett	X				William Lepetri	X			
Jim Easterling	X				Travis Lyon	X			
Robie Faulkner	X				Jennifer Martinez	X			
Greg Fox	X				Richard Saldano	X			
Roger Garay				X	Kippy Thomas	X			
John Hood				X	Scott Tuchman	X			
					Dana Zeno				X

Motion passes with 11 yes and 4 absent.

V. Subcommittee Reports (Including Alpine Design Review Board)

1. Private Actions Richard Saldano
2. Trails & Conservation Travis Lyon
3. Parks & Recreation Brad Bailey
4. Public Facilities & Services & Major Public Policy John Hood
5. Circulation Richard Saldano
6. Communication Scott Tuchman
7. Alpine Design Review Board Kippy Thomas- **project going in at Alpine Blvd and W. Victoria asked design and review board to be at our meeting, but no one showed up**
8. Alpine Safety ADHOC Jennifer Martinez
9. Alpine Incorporation ADHOC Vacant
10. Albertson Park ADHOC Brad Bailey
11. Alpine High School ADHOC Greg Fox
12. Sunrise Power Link ADHOC George Barnett- **received notice of construction from La Posta to Carveacre**

VI. **Officers Reports**

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|----|----------------------|-------------------|
| 1. | Chairman | Greg Fox |
| 2. | Vice Chairman | Brad Bailey |
| 3. | Secretary | Jennifer Martinez |
| 4. | Immediate Past Chair | Dana Zeno |

VII. **Open Discussion 2 (Only if Necessary)**

Mr. Russo asked for the last date to get Agenda items in. Greg said he needs them no later than Sunday. Mr. Brunold asked about Alpine Blvd and possibly losing parking spots. Greg told him to come to the next meeting on December 1, 2010.

VIII. **Approval of Expenses/Expenditures**

Greg paid a \$100 post office bill with his own money.

IX. **Announcement of Next Meeting**

1. **Wednesday, December 1, 2010 @ 6:00 P.M.**

X. **Adjournment of Meeting: 8:24 p.m.**